



5 Halton Close,  
Chesterfield, S41 8JP

£220,000

W  
WILKINS VARDY

# £220,000

DETACHED TWO BED BUNGALOW ON ELEVATED PLOT - CUL-DE-SAC POSITION - NO CHAIN

Set in a quiet cul-de-sac and occupying an elevated plot, this attractive detached bungalow offers neutrally presented and well proportioned accommodation. The property features two double bedrooms, complemented by two versatile reception rooms ideal for both relaxing and entertaining. A good sized kitchen provides ample workspace and storage, while the shower room is neatly appointed.

Externally, the home benefits from driveway parking and mature, established gardens that offer a pleasant outdoor setting.

Offered to the market with no onward chain, the property is well placed for accessing the amenities in Newbold and Whittington Moor, and readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield, making this an excellent opportunity for those seeking a quiet yet convenient location.

- DETACHED BUNGALOW ON ELEVATED PLOT IN CUL-DE-SAC POSITION
- TWO RECEPTION ROOMS
- GOOD SIZED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM/WC
- DRIVEWAY PARKING & GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: D

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 59.3 sq.m./639 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

A uPVC double glazed front entrance door opens into a ...

'L' Shaped Side Entrance Hall

## Bedroom Two

10'0 x 9'2 (3.05m x 2.79m)

A front facing double bedroom.

## Living Room

15'5 x 11'2 (4.70m x 3.40m)

A generous front facing reception room having a feature fireplace with wood surround, marble inset and hearth, and a fitted gas fire.

## Bedroom One

11'11 x 11'2 (3.63m x 3.40m)

A good sized rear facing double bedroom.

## Shower Room

6'4 x 5'5 (1.93m x 1.65m)

Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.

Built-in airing cupboard.

Vertical heated towel rail.

## Dining Room

9'2 x 6'1 (2.79m x 1.85m)

A side facing reception room. An opening leads through into the ...

## Kitchen

11'11 x 8'11 (3.63m x 2.72m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer and a freestanding cooker having a fitted extractor over.

Wood flooring.

A uPVC double glazed door gives access onto the rear of the property.

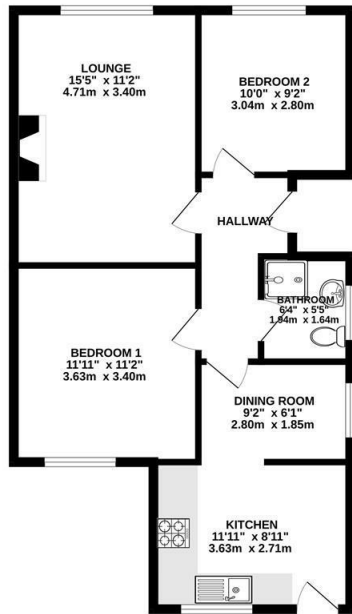
## Outside

To the front of the property there is a tarmac driveway providing off street parking. There is also a well stocked garden of plants and shrubs.

To the rear of the property there is a yard area with a summerhouse. Steps rise up to a paved patio where there is a hardstanding area for a garden shed. There is also a lawned garden with a paved path which leads up to a raised planted bed at the top of the garden.



GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan clicker

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>66</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, extractor canopy, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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